

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Zackery Michael Office Building		
	Case Number SR-110-17		
	Transaction Number 539653		
OWNER	Name Zackery Michael Construction, Inc.		
	Address 6030 Creedmoore Road		City Raleigh
	State NC	Zip Code 27612	Phone 919-
CONTACT	Name Edwin F. Sconfienza, PE		Firm The Site Group, PLLC
	Address 1111 Oberlin Road		City Raleigh
	State NC	Zip Code 27605	Phone 919-835-4787
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings	
	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
We are seeking a Design Adjustment to UDO Article 8.3 Block Perimeter. The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
We are dedicating additional R/W to accommodate to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment will not not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

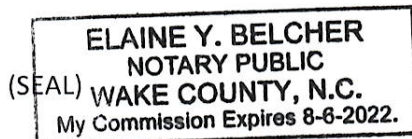
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Elaine Y. Belcher, a Notary Public do hereby certify that
Richard Rabon personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 7th day of February, 2018.

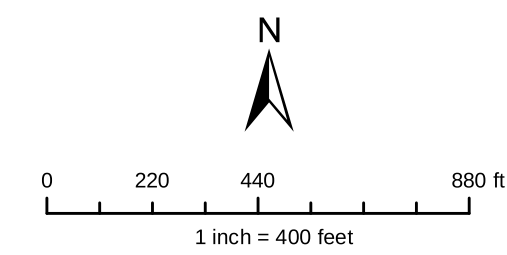


Notary Public Elaine Y. Belcher
Elaine Y. Belcher

My Commission Expires: 8-6-2022



2449 Lynn Road Block Perimeter (5,405 ft.)



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Design Adjustment Application



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	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
We are seeking a Design Adjustment to request an alternate streetscape to maintain the existing 5' sidewalk and 3'-6" planting strip between the curb and sidewalk to maintain consistency along Lynn Road. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]
Owner/Owner's Representative Signature

2/7/18
Date

CHECKLIST	
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Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The design adjustment has been requested to keep the integrity and flow of the existing roadway and sidewalk located along Lynn Road in front of our site. However the grades on our site have been designed to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

We are dedicating additional R/W to accommodate the future road widening and full build-out of the 4 lane median divided 76' back-to-back roadway cross section.

- C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The design adjustment will allow the road to be remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



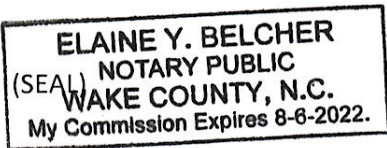
DEVELOPMENT
SERVICES
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STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

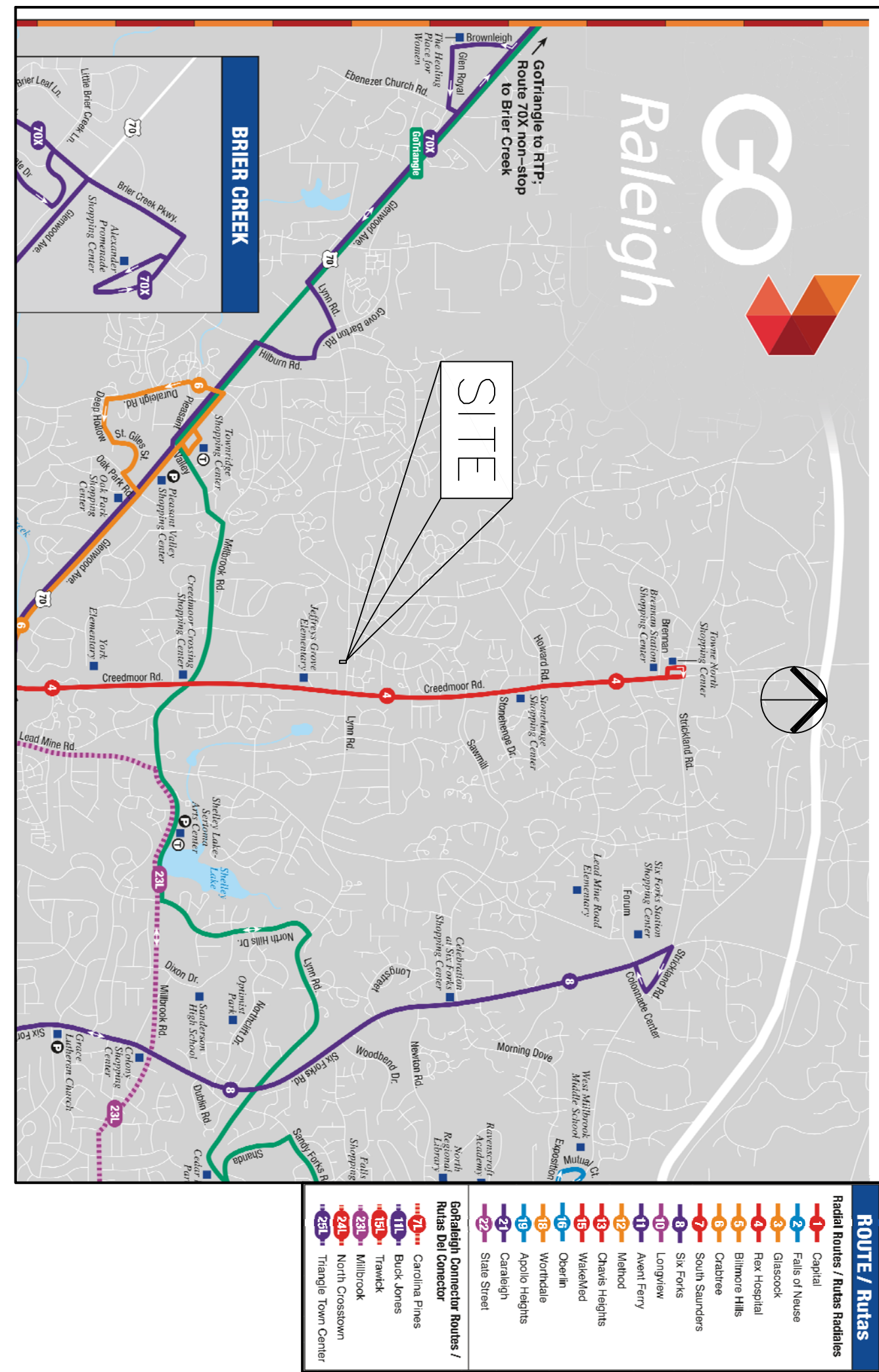
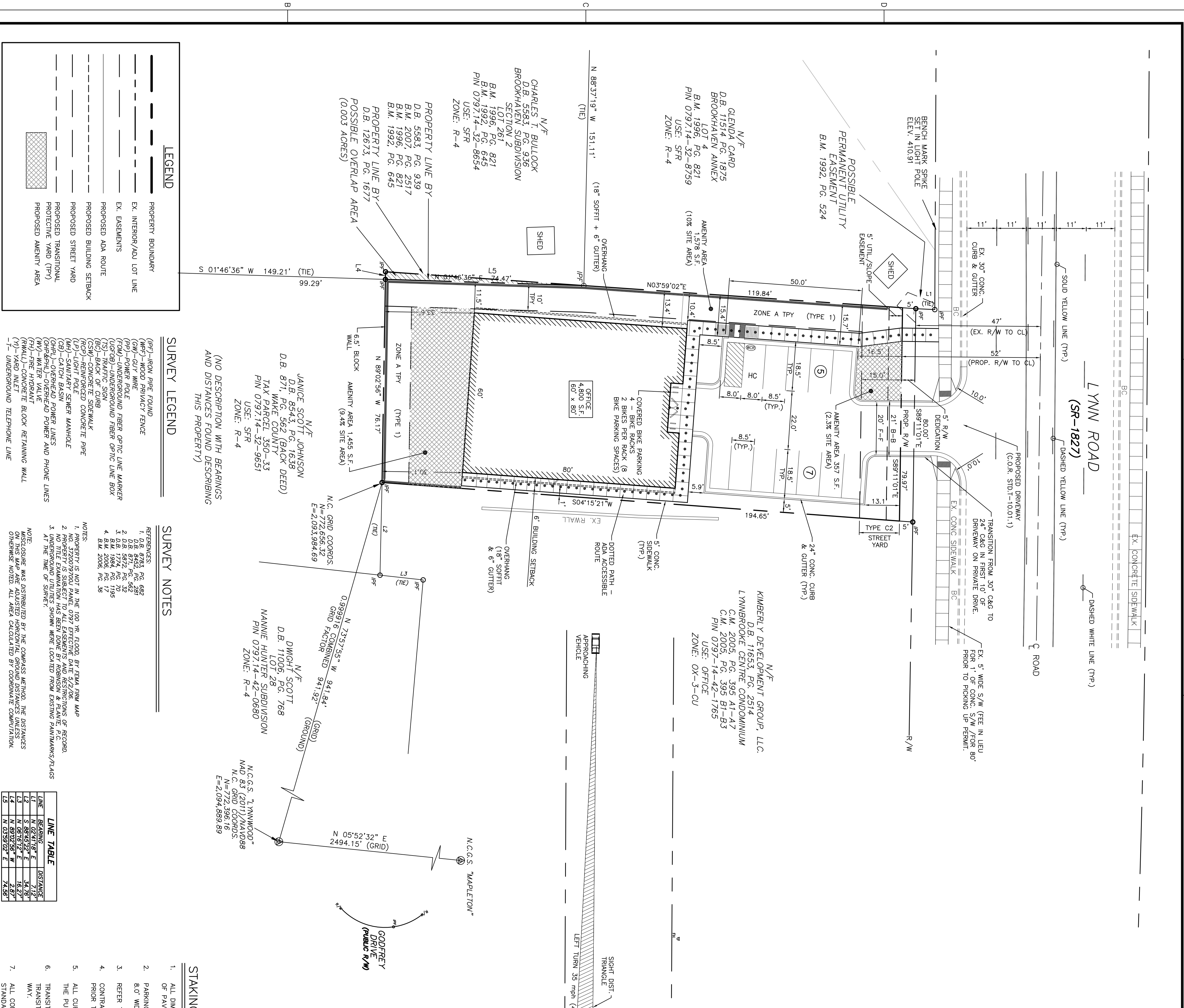
I, Elaine Y. Belcher, a Notary Public do hereby certify that
Richard Babon personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 7th day of February, 20 18



Notary Public Elaine Y. Belcher
(Elaine Y. Belcher)

My Commission Expires: 8-6-2022



CITY OF RALEIGH BUS ROUTE MAP
NOT TO SCALE

